



Mortgage Prelicensing Education Curriculum Outline 20 Hours

Utah Division of
Real Estate
PO Box 146711
Salt Lake City, UT
84114-6711

Subject Matter		Number of Hours
1. General Mortgage Industry Knowledge		5 hours total
a. Mortgage Categories Conventional/Conforming Government (FHA, VA) Jumbo/non-conforming Sub-prime Niche Second Mortgage Construction		1 ½ hours
b. Mortgage Products Fixed Rate Variable Rate/ARMS Balloons		¾ hour
c. Retail Product Pricing Service Release Premium (SRP) Yield Spread Premium (YSP) Lender Fees Price Adjustments (including discounts)		1 hour
d. Financial Calculations Payment and Ratios Interest Closing Costs Other		1 hour
e. Primary and Secondary Markets Primary Secondary Fannie Mae Freddie Mac Ginnie Mae		½ hour
f. Effect of Tax Law and Financial Markets & Other General Mortgage Matters		¼ hour
2. Mortgage Related Professional Practices		2 hours total
a. General Real Estate Law and Terms Real Estate Purchase Contracts Real Estate Ownership and Restrictions Types of Ownership (Joint Tenants, Tenancy in Common, Etc.) Liens and other Restrictions		40 minutes

	b. Appraisals Approaches to Valuation Cost Income Market Appraisal Terms	40 minutes
	c. Insurance Hazard and Related Insurance Mortgage Insurance Coverage Fannie/Freddie/FHA/VA Requirements Lender Paid Removing Mortgage Insurance Title and Title Insurance	40 minutes
3. Federal Mortgage Related Law and Regulatory Compliance		4 hours total
	a. RESPA and Regulation X Good Faith Hud – 1 Settlement Cost Booklet Notice of Transfer Servicing Aggregate Escrow Analysis Kickbacks and Referral Fees Exempt Transactions Terms Defined in RESPA Settlement Services Penalties	1 ½ hours
	b. Truth in Lending Act (Regulation Z, APR) Advertising Disclosure Notice of Right to Cancel Home Ownership and Equity Protection Act (HOEPA)	1 hour
	c. Fair Lending Laws FH Act – Fair Housing Act ECOA – Equal Credit Opportunity Act and Regulation B HMDA – Home Mortgage Disclosure Act FCRA – Fair Credit Reporting Act	¾ hour
	d. Agencies Related to Mortgage Lending Fannie Mae Freddie Mac Ginnie Mae Federal Trade Commission Department of Housing and Urban Development (HUD) Department of Veterans’ Affairs	¼ hour
	e. Identification and Consequences of Fraud	½ hour
4. Residential Mortgage Lending Practice		5 hours total
	a. Qualifying Process	¼ hour

	b. Applications Uniform Residential Loan Application Disclosure Documents (ie., GDE, TIL, ECOA)	½ hour
	c. Assembling, Verifying, and Evaluating Applicant Information Financial Statements and Tax Returns Credit History and Credit Scoring Income Expenses and Ratios Property Types of Acceptable Assets	1 ¼ hour
	d. Underwriting and Program Guidelines FHA VA Fannie Mae, Freddie Mac Other	½ hour
	e. Relationship with Clients Lock-in and Float Agreements Prepayment Penalties Handling Client Funds Adverse Action Procedures Legal Implications of Giving Tax and Real Estate Advice	1 hour
	f. Closing Process and Documents Closing Conditions and Funding Conditions Borrower Review of Closing Uniform Settlement Statement (HUD-1) Note, Trust Deed, and Applicable Riders TIL Federal Box Form Compliance Documents	1 hour
	g. Post – Closing Issues Repurchasing/Buy-Back Compliance Early Default Premium Recovery Foreclosure	½ hour
	5. Utah Statutes and Regulations Governing the Mortgage Business	4 hours total
	a. Utah Residential Mortgage Practices Act Utah Mortgage Lending and Servicing Act 70D-1-6 Fee Restrictions	
	b. Residential Mortgage Administrative Rules	
Total Mortgage Prelicensing Education Curriculum		20 hours